

MINUTES
TOWN OF PAWLEYS ISLAND BOARD OF ZONING APPEALS
TOWN HALL
323 MYRTLE AVENUE
PAWLEYS ISLAND, SC 29585
SEPTEMBER 8, 2021
3:30 PM

PRESENT: Heidi Johnson, Harold Wyatt, Matt Ellis, and David Ellerbe.

ABSENT: Hugh Buyck

I. DETERMINATION OF A QUORUM – AGENDA

Heidi Johnson called the meeting to order at 3:34 PM.

II. PUBLIC COMMENT

No public comment was given.

III. NEW BUSINESS

- A. A request from D. Dwyane Vernon, as agent for Glen Cox for a variance to section 5-4: Provisions for flood hazard reduction (S) and section 2-25: Definitions: Design Flood Elevation. The request involves the addition of an elevator to an existing single-family dwelling. The property is located at 248 Myrtle Avenue in Pawleys Island. Tax Map Number 42-0163-056-00-00. VAR-8-21-28796.

Dwayne Vernon discussed that the purpose for the variance request was to add an elevator which would add square footage to the 1st and 2nd floors of Glen Cox's house. The elevator would exceed the maximum square footage under the house which is the purpose for the variance. Crystal (Georgetown County Zoning Administrator) stated that it meets FEMA's and Georgetown County's requirement, however, Pawleys has a stricter requirement which is the hurdle. Dwayne expressed that this elevator is different than other elevators. It is clear and cylindrical which acts like a suction tube that is seen at banks. It is programmed to stay at the top of the house so in case of flooding it would always be protected. Dwayne also discussed that the reason for the elevator is to allow a wheelchair to go into it to allow easier handicap access. Heide Johnson asked if it was breakable glass. Dwayne stated that he believes it is acrylic and it is very rigid. Harold Wyatt needed confirmed from Mr. Jordan that the square footage added would not exceed 4000 sf. Heide asked what it would take for the elevator to meet to Pawleys Island requirement. Dwayne said the property owner would have to reduce the square footage in the storage area already under his house.

Pursuant to Freedom of Information Act §30-4-70- (a)(2) legal advice or other matters covered by the attorney-client privilege

Heide asks for a motion to step into executive session for legal advice regarding the variance request. Harold Wyatt motioned to step down. David Ellerbe seconded the motion.

Heide asked to step out from executive session.

Upon returning to open session, Council may take action on matters discussed in Executive Session.

Heide discussed that the board has some concern with the elevator going against the flood regulations and suggests that some revisions are needed to convince the board. Harold stated that he would like to see the square footage reconfigured underneath the house to meet the Pawleys Island standards. Attorney Nate Fata stated that applications have been withdrawn in the past to prevent disapproval. Dwayne Vernon withdrew the variance application.

B. A request from Bobby Strickland, of Seaspray Homes, LLC., as an agent for Bob Lee for a variance to Section 2-25: Design Flood Elevation. This request involves a deck addition to an existing single-family dwelling. The property is located at 712 Springs Avenue in Pawleys Island. Tax Map Number 42-0176-009-00-00. VAR-8-21-28797.

Bobby Strickland stated that the purpose of this variance is to do away with the three-foot requirement (minimum BFE and DFE) of Pawleys Island to allow a porch addition to be level with the house and previous porch structure. Bob and Stephanie Lee stated that they were approved for a variance last year to extend the porch into the setback however they did not know it was possible to apply for one for the freeboard as well. Bob stated the level porch would be more esthetically pleasing and be more in line with the wrap around porch preference of the ARB's design guidelines. Bob and Stephanie also discussed that they donate their house three weeks out of the year to cancer and ALS patients. Having a level porch would make it more handicap accessible. Crystal stated that it does not meet FEMA's requirement and Bob and Stephanie would have to go in front of Georgetown County's Building Code board because the international building code has a one-foot free board requirement. Crystal discussed the new flood maps but was unsure when they would be approved so it was unsure if Bob and Stephanie would be affected by the new flood maps.

Pursuant to Freedom of Information Act §30-4-70- (a)(2) legal advice or other matters covered by the attorney-client privilege

Heide asks for a motion to step into executive session for legal advice regarding the variance request. David Ellerbe motioned to step down. Matt Ellis seconded the motion.

Heide asked to step out from executive session.

Upon returning to open session, Council may take action on matters discussed in Executive Session.

Heide advised Bobby, Bob, and Stephanie to seek Georgetown County approval first. Bob Lee asked if he build a detached deck would it fall under the same rules and would the previous


variance still hold. Attorney Nate Fata stated that he does not believe another variance would need to be applied for however he could not give any legal advice regarding that. Bobby Strickland withdrew the application.

C. A request from David Graham, as agent for Cynthia DeChamps for a variance to Section 3-5.8: Lot Area Coverage and FAR Limits. This request involves a proposed addition to a single-family dwelling. The property is located at 242 Myrtle Avenue in Pawleys Island. Tax Map Number 42-0163-059-00-00. VAR-8-21-28795.

David Graham stated that this variance was heard before however the board asked for some revisions because of objections of neighbors. The variance would increase the square footage of the house but it would not increase the blueprint of the house because it was a second floor addition. The revisions were made, and all the surrounding property owners have expressed support of the variance now. David stated that this would not be increasing the square footage and it would still fall under the blueprint of the house. Heide asked Crystal if there would be any objections from Georgetown County. Crystal stated that there would be no objections. Heide asked for a motion to approve the variance on the grounds that it has no detriment to neighbors and that the property faces a hardship. Harold Wyatt motioned to approve. Matt Ellis seconded the motion. All approved.

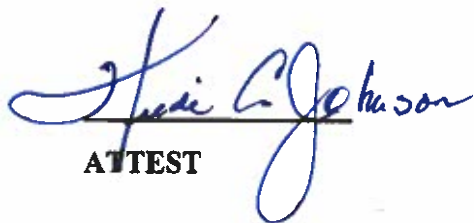
IV. ADJOURNMENT

Heide Johnson asked for a motion to adjourn the meeting. David motioned to adjourn. Matt Ellis seconded the motion. Meeting adjourned at 4:46 PM.



APPROVED

12/1/21
DATE



ATTEST

12/1/21
DATE